

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, June 10, 2014**

NOTE: *These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.*

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Planner II	X
Commissioner Dana Hennis	X	Trevor Kesner, Planning Technician	X
Commissioner Cathy Gealy	Not present		
Commissioner Joan Gay	Not present		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:09 p.m.**

1. CONSENT AGENDA

- a. Meeting Minutes for May 13, 2014
- b. Meeting Minutes for May 27, 2014

*Commissioner Hennis motioned to approve consent agenda;
Commissioner Wierschem seconds, all aye and motioned carried 3-0.*

2. OLD BUSINESS:

None

3. PUBLIC HEARING

a. 14-01-PUD, 14-02-S, and 14-02-DR: Timbermist Subdivision by Coleman Homes

Commissioners, for the record, Troy Behunin, Senior Planner, 763 West Avalon Street in Kuna. Before you tonight we have the application for Timbermist Subdivision and the applicant, Thomas Coleman from Coleman Homes. This is a PUD and preliminary plat re-approval for a residential subdivision for 211 buildable lots on approximately 65 acres with 11 common lots on 8 and one half acres which includes a central park, pool and community center with a playground and gazebo. The applicant has requested a reduction in standard lot sizes and a reduction in the minimum frontage for these lots from the original pre-plat for this area which the applicant purchased. The applicant has met all of the

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administrative requirements requested by Planning and Zoning staff as set forth in the code. They have completed all of the applications, notified all property owners within 300 feet, held a public meeting, posted the site as necessary, and advertised in the newspaper. And with that, I will stand for any questions you may have.

C/Young: Troy, the modifications to the development agreement, are those for..

Troy Behunin: The changes to the development agreement here are for informational purposes only.

C/Young: Ok, so they're just for us to...

Troy Behunin: Correct, the modifications are not included as part of the public hearing here tonight.

C/Young: Ok, thank you.

C/Hennis: Troy, what was the original number of lots on the old preliminary plat?

Troy Behunin: Originally, this was platted for 233 building lots. So, yes this is a significant reduction in the number of homes proposed for the development.

C/Hennis: Ok, thanks.

C/Young: Ok. So, if there are no questions for staff we'll go ahead and start the public testimony. We'll start with the applicant.

Thomas Coleman: Good evening Commissioners, I'm Thomas Coleman, the applicant for this subdivision. This is located on the northeast corner of Linder Road and Hubbard. It's approximately 65 acres.

*-Coleman presented a large display of the preliminary plat and handed out packets to Commissioners (see **exhibit**)*

A little bit of the history on this site, Troy gave a pretty thorough description on it. It was originally platted in 2008 for 233 homes. Most of the lots were around 6600 square feet which is a bit smaller than what we've got here now. In 2010 the preliminary plat expired and that's when we purchased it and decided to make some changes to the layout. As you can see in the packet, if you turn to page 3, just after that Google image of the site, we've provided some good details with the landscape plan on the changes to the original plat which is just after that page; you can see the reduction in the amount of lots proposed. If you turn to page 7, you can see a couple examples of the type and style of homes for this development. This is what we would call our woodland collection which provides a visual on the materials we plan to use. We believe this is a fitting style for the Kuna community. Something you may want to know is that Coleman will never build a home with the same floor plan or a similar design or façade within 5 houses of each other. We also wouldn't build the same home or a home with a similar floor plan across the street from another one. We do that to provide variety in homes within the neighborhoods so it doesn't contribute to that 'cookie cutter' look which can often be seen in other areas.

On the next page there, you can see our Garden collection which is a little more craftsman style and gives an idea of the greater variety of materials which will be used for this development. These are nice homes that we believe would fit well out here and compliment the surrounding areas. One the plat you can see we've added a little more curve to the streets to kind of get rid of that 'raceway' design and added more street trees to build a little more

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aesthetic interest. These are smaller homes and provide more variety for those who might be starting out in a starter home and we think the variety provides a nice evenly balanced type of home for the Kuna community.

And so, with that I guess I will just stand for any questions you might have.

C/Young: Does anyone have any questions for the applicant? No? I was curious.. one of the items which was struck from the original.. *-Inaudible-*... the um, rock or stone signs at the entry. Why was that?

Thomas Coleman: The entry to the subdivision will have a brick or similar material used for the entry signage. I didn't know that it needed to be stone, but that certainly is something we will provide. Also, there will be extensive landscape around the sign as you enter the subdivision which will supplement and kind of make the entries really attractive. There is a list of materials which will be used on the submitted landscape plan.

C/Young: Ok. And I also was curious what type of fencing you will use around the pool house?

Thomas Coleman: The plan is to use a wrought iron fence as we have in some of our other subdivisions. I realize that may not be the most, well provide a lot of screening but the thought there is to be able to provide a little better vision for the inside of that pool area for security purposes, or really to make sure that folks can see in there if there were maybe children in there or... yeah.

C/Young: I was also curious if there were any elevations of the pool house that were submitted or going to be available to see?

Thomas Coleman: It would be similar to some of the other community centers we've built in our other developments. I don't know if any of you have seen any of our other community centers or pool-houses in the valley, but we've got one out in Middleton called west highlands, or another one in Eagle which is called the preserve where if you go in there you'll notice that we use a pretty standard design. They usually are similar in layouts with bathrooms or dressing rooms on opposite sides with a central meeting room or common foyer area. Some of them like the preserve we'll have a fitness center or a small gym area off on one side with a separate entry.

C/Young: What kinds of materials would you use?

Thomas Coleman: It depends on the community really and what the surrounding houses look like. We would use a variety of materials which are similar to the materials used on the surrounding homes so that it doesn't sort of stick out, but is distinguishable as to its purpose within the community.

C/Young: Is that what you envision here?

Thomas Coleman: Yes.

C/Young: Do you know, with the community center, what the hours of operation would be?

Thomas Coleman: I actually don't know at this point. But with other community centers, after we have it completed and the first few homes are built and folks in the community get established, they would decide what

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was appropriate for them. Typically the hours in our other communities are from 9 or 10 in the morning to 10 in the evening.

C/Young: Ok. So with that, does anyone have any questions for the applicant?

No additional questions were asked of the applicant.

C/Young: Ok. Thank you. And with that we will now open up the public testimony. Has everyone had a chance to sign in? I don't have anyone signed in for being opposed. I have someone in favor... Stan Styles?

An attendee named Sheri Styles did not approach the Commission for testimony on record; however, stated that *she* represented the applicant for Timbermist Subdivision as the engineer of record from Engineering Solutions.

C/Young: Ok. So I have someone signed up as neutral. Gene Morrison?

Gene Morrison: My name is Gene Morrison. I live at 1640 W. Hubbard Road, Kuna, ID. I have some concerns about the irrigation water out there. I have seen how other projects out here have tried to deal with the irrigation water and it basically hasn't worked. Just off Linder out there is a ditch and I wanted to know what provisions are going to be made to protect the irrigation water out there or how they plan on dealing with that? I was wondering if they were going to tile or bury that ditch or what? I have concerns regarding how that's going to be handled... - *inaudible*- I understand there's been something submitted by some of the agencies?

Gene Morrison referred to documents submitted into the record.

C/Young: That was submitted as part of the record?

Gene Morrison: Yes, it was.

C/Young: Ok. Thank you. Did you have anything else.

Gene Morrison: No, I just wanted to make sure that it was something that was going to be handled properly. Thank you.

C/Young: Ok. Thank you. And I don't have anyone signed up in opposition. Are there any other questions or discussion?

No questions or discussion from other Commissioners

C/Young: Mr. Coleman, I wanted to ask if that was something you wanted to address or want to respond to?

Thomas Coleman: Commissioners, I just wanted to say that we will work with folks on the irrigation issue and make sure that the proper services are provided for with regard to that.

C/Young: Ok. And are there any other questions? Ok. And with that we'll close the public testimony section on this one at 6:28 p.m.

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Commission discussion inaudible regarding areas on the landscape plan.

Troy Behunin: Commissioners, I just wanted to point out that the landscape plan is submitted in your packets there.

C/Wierschem: Is this the original landscape plan that was submitted?

Troy Behunin: Yes it is, as it was included in the packets prior to the meeting.

C/Young: I think this is a really nice layout. I like what they've done with the streets -with more of a jog instead of the straight-away look.

C/Hennis: Yeah, I do too.

C/Young: I like the pool house amenity and the common areas look nice too.

C/Hennis: Yes, it's very thorough. I was wondering though, in the ACHD report it states that meandering sidewalks are discouraged. Are we following that?

C/Wierschem: *inaudible*...What is that area there with the missing landscaping?

C/Hennis: Yeah, I see that. Troy, are you? Well maybe the applicant can step up here again.

C/Hennis to Thomas Coleman: There is a bare spot showing on the landscape plan here in the upper left-hand corner. About 150' over.- *Inaudible*- ...do you see that? There are those 3 lots up there that, on the landscape plan? You see how the landscaping is continuous up to here and then it just disappears? What is that? Why does that go away?

Thomas Coleman: I do see that. I'm not sure. I'm thinking it's probably a storm drain area which we aren't allowed to, or we're restricted from planting stuff in those storm drain areas by ACHD.

C/Hennis: Oh, ok. I see. Yeah.

Thomas Coleman: Yeah, I think that's why that isn't showing is because it's a storm water detention facility area so...

C/Young: Ok. Any there more questions for the applicant?

C/Wierschem: I was just wondering, will the fencing be white or tan?

Thomas Coleman: It will be tan. The landscape plans should show that. I realize also that the landscape plans show plantings. There is also a couple more varieties of trees shown that weren't originally part of the plan and that was based on the city forester's recommendations.

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C/Hennis: I like the layout.

C/Young: I do too. There is a good variety shown.

Commission discussion inaudible

C/Wierschem: Was that part of the PUD? Ok, I don't have anything further.

C/Young: Ok, so do I have a motion?

C/Hennis: Chairman, did we already close the public testimony on this?

C/Young: Yes. We've moved to the discussion part.

C/Hennis: Ok, just wanted to check. I don't have anything else.

Mr. Chairman, I move to approve item 14-01-PUD, 14-02-S and 14-02-DR with the conditions that the applicant work with the resident's across the street and surrounding water users on ensuring that irrigation issues are resolved and proper procedures are in place for irrigation water.

C/Wierschem: I will second.

C/Young: I would also like to add that the applicant should submit some sort of layout or elevation plan for signage at the entrances.

Troy Behunin: Chairman, it is included in the packet already as #8.

C/Young: Oh it is. Oh ok. I see it. Alright.

Commissioner Hennis motions to approve with additional conditions; Commissioner Wierschem Seconds, all aye. Motion carried 3-0.

b. 14-01-S and 14-01-DR: Sailor Shores Meadows Subdivision by New Horizons Construction, LLC

Commissioner, again, my name is Troy Behunin with Kuna Planning and Zoning. 763 W. Avalon. This application is from Alex Macdonald and New Horizon Construction Company for approval of a residential subdivision in Kuna which consists of 26 buildable lots for homes and 2 common lots on approximately 4.78, I'm sorry, 4.77 acres with a total of 28 lots in the development. The site is located just off of Kuna Road as it turns into Avalon, so Avalon and Sailor Drive up there as you enter the city and just adjacent to the Walgreens and right next to the Les Schwabb there. This is a re-plat of an expired 2006 preliminary plat. There are no current zoning changes proposed so the current standards are adhered to. The applicant is compliant with all administrative requirements by Planning and Zoning with a site posting, a public meeting, publications in newspapers and all necessary documents having been submitted. There have been some concerns in the past about the potential utility connections but I believe that those have all probably since been resolved. That applicant may wish to address that, but with that, I will stand for any questions you have.

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C/Young: Is the street there that is the entry just east of Les Schwabb, is that going to be used by folks coming in and out of there or..?

Troy Behunin: That is actually on Les Schwabb property so that is a private lane. It is not part of the public right-of-way or rather, it was not received, or rather not accepted by ACHD as a public roadway. Meaning it was not built to public road standards. It is strictly for the use of Les Schwabb and their enjoyment.

C/Young: Will it ever be? Will that become a public road someday?

Troy Behunin: We hope so but at this point, it's not and Les Schwabb would need to dedicate that portion as a public street before that would happen.

C/Young: Ok. Does anyone have any questions for staff?

No questions for staff.

C/Young: Ok at this time we'll open up the public testimony. We have the applicant, or representative for the applicant here.

Alex MacDonald: Commissioners, my name is Alex McDonald with New Horizon Construction LLC. My address is 921 W. Rush Road, Eagle, Idaho. We're requesting approval of the preliminary plat for a residential subdivision off of Sailor Place which we believe will be good addition to Kuna and that commercial area, as Troy said, he gave a pretty good introduction. This is a re-platting of a preliminary plat which was approved a few years ago. I understand there were some concerns or issues with the utilities, the water, and wastewater and irrigation lines. There has been a new pipe installed which we feel confident that has addressed those concerns. This is 28 lots, with 26 buildable sites and 2 common lots. The proposed plat meets the goals for the city's comprehensive plan and the area. There are no alterations to originally submitted plat with lots remaining between the 5000 to 8000 square feet. ACHD has indicated that there are no additional impacts in their report. If this is approved, we'd like to begin working within 60 days of that approval. And I just want to say that with this development, I pledge success as I think it will be a great addition to the city. And with that I will stand for any questions.

C/Young: Are there any questions for the applicant? No? Ok no questions.

As I see, there are no people signed up in favor or neutral. I do see one person signed up in opposition.

Ken Crookham: My name is Ken Crookham, I live at 40 S. Sailor Place. I live just north of the proposed subdivision and I believe that whatever goes in there is definitely going to affect me and my property. You know, I have lived there for over 20 years, and in that time I have seen Kuna grow at a really good pace. This area, well this project has been many different things. I'll give you a little history. Well first, back in 2006 it was going to be a senior community. Well, then it was proposed as a storage facility. Then, we got the rezone over to the R-6 so with that kind of density; I believe there will be impacts to the surrounding lots because most are really just under an acre. I believe it's going to be detrimental to our property values. Not only that, but I just want to know if the applicant has talked to the school district or the bus company because with these new homes, there's going to be more school children. Most people that come down that

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road travel along at around 45-50 miles an hour as they come into town and I live there, so I know. I see it every day and with the widening of the roads, whether it's a lane or a place, there's not a street designed to handle oncoming traffic, there's about 11 homes on that property. Currently, right now all of the children that live on that road board the school bus on Avalon. I believe that is detrimental to the safety of our children. You put 28 homes, small homes, 6 to eight homes an acre, and you'll dramatically increase the number of young children that are going to boarding on Kuna Road. There's not access, to my understanding, to that development from a school bus. There's no turn-out on Sailor Lane. So all of those children will then be standing on the corner of Sailor Lane and Kuna Road. 45 miles an hour down to 35 and I live there and most people go that fast, if not, faster. I believe it is a tremendous accident waiting to happen when one of our youth from Kuna is hit by oncoming traffic because you're going to put a tremendous amount more youth standing on that corner. So... is that my 3 minutes.

C/Young: Go ahead and finish your thoughts.

Ken Crookham: Well, you know that's my biggest thing is the land values are going to drop dramatically when the city zoned into those... that Domino's complex, the duplexes that are there, it really impacted our property and potential for resale when people come or come to look at your home for resale, they immediately look at those duplexes. And you put 28 homes there; it is going to dramatically impact those homes that are there. It does not fit in the demographics of the area. Again, there is one entrance, and that's off of Sailor Lane so... anyways. Thank you.

C/Young: Thank you very much. And next we have to testify, Bill Humphrey. Please state your name and address for the record.

Bill Humphrey: My name is Bill Humphrey. I live at 226 S. Sailor Place in Kuna. My concerns are about the irrigation comments that were made and how that's being addressed. We had a discussion about that when we had our town meeting. I'm also concerned about... Sailor Place is 20 feet wide. The road is. And you're going to put an added 50 cars on there on a daily basis coming in and out of there. What kind of an impact is that going to have on the rest of the neighborhood as far as people leaving their homes and getting out onto the highway? It speeds up to 45 miles an hour on that stretch of road and most of the traffic that goes along in that area are doing probably 45 miles an hour plus, so that's going to be quite an accomplishment to get out into traffic in the morning, which there is a lot of traffic there in the morning. Especially with people going to work so those are the concerns I have not to mention everything that Mr. Crookham had mentioned as far as the children out at the bus stop. So those are my concerns. Thank you.

C/Young: Thank you very much. Applicant, would you care to step forward?

Alex MacDonald: Alex MacDonald with New Horizon. I appreciate the community's input and I certainly do understand some of the concerns. I just want to make sure that the notion, that this is zoned for R-6 so as far as the City's zoning, we're meeting those requirements, you know being sure that we're under that density. As far as the irrigation, well we know how valuable water rights are in this region and I think with our tapestry of working with other entities and the city, that were going to work with the neighborhood and make sure that those historical flows continue. As far as the road impacts, we rely on the expertise of staff and ACHD. They've done an impact study 2007. Their recent staff report has said that they anticipate no change within that impact study as far as what their findings were as far as widening or anything like that.

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C/Young: There was an impact study?

Alex MacDonald: I believe it's in the report there?

C/Hennis: There is.

C/Werschiem: From 2007?

Alex MacDonald: That is correct. They originally did an impact study in 2007 and with the recent report, staff correct me if I'm wrong but I believe they only reiterated what their original recommendations were.

Commission discussion *–inaudible–*

C/Wierschem: Have you done a... I'm looking at the date here: 10/25/13 for the pre-application. Have we done one since then?

Troy Behunin: The study was completed prior to the expiration of the pre-plat. There have been some discussions about that but...

C/Wierschem: Yeah, it just says that it... for 3 months

Troy Behunin: We actually met several times before year's end and many discussions about it before the application was actually submitted. They (the applicant) certainly made the 6 month deadline for the preliminary application.

C/Wierschem: Thank you.

C/Young: Are there any more questions for the applicant?

C/Wierschem: None from me.

C/Hennis: Ok. Thank you.

C/Young: Ok. Then we'll go ahead and close the public testimony at 6:55 and we'll move on to our discussion.

C/Hennis: She did make an observation on this original report. The cited report from ACHD in 2007.

C/Young: Yeah.

C/Hennis: The 2014 letter states that gave specific requirements. So they had a couple in here, some site specific conditions of approval. The 4 out of 5 conditions had to do with the side streets and the stub streets and a cul-de-sac and the first one was: 'To construct Sailor Place abutting the site as one half of the 36 foot street section within 50 feet of the right-of-way, complete with curb, gutter, and sidewalk'. I'm not sure what they're looking for there. Page 4 of the original ACHD report... do we have an exhibit number?

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Troy Behunin: Page 4, item...?

C/Hennis: Item C-1.

Troy Behunin: If I might. What they're talking about here is along Sailor Place where the site is, along the frontage of Sailor Place, there will be a 50 foot right-of-way dedication, of which, the applicant is responsible for half of that. The applicant would also be responsible for the 36 foot improvements which does include a minimum of five feet sidewalk along the entire frontage for Sailor Place. Curb, gutter and sidewalk.

C/Hennis: Ok, so if we have an existing 24 foot roadway, would they widen it in front of the development?

Troy Behunin: Yes, that's typically what happens. Occasionally, depending on the size of the project or the impact, they may taper that a bit.

C/ Hennis: I just didn't see that indicated on the civil...

-Inaudible talking from the audience-

C/Young: I'm sorry. We did close the public testimony.

Troy Behunin: I can reiterate what I said.

C/Hennis: Well to answer his question, you can't ... the owner of this property can't adjust somebody else's property and that lies on somebody else's parcel. I just didn't see this indicated on this plot.

Troy Behunin: Often times, the way these are conceptualized on the plans and the report that is drafted up ...whatever is decided by this body, and then City Council, if it doesn't match what is conceptualized then it will need to be changed. If it does not show now and it's approved by this body and City Council, then when it comes time for final platting and construction drawings, it would need to be handled that way. It would need to conform basically.

C/Hennis: Right. One other question and I know this is a shot in the dark and you may not have any idea but, to the west of this property, east Sailor Shores, the new proposed through street basically comes to the rear of the property to the rear of Les Schwabb. Do we have any idea if that's going to be put through in the near future?

Troy Behunin: It would be development driven. Kuna city code requires that stub streets are divided to go to and through. That's why there are stub streets to the west and the stub street to the south. In your packet, the property owner to the west where that stub street ends, he is actually requesting that a barricade be put up which staff would support, to prevent people from driving out and actually using his property. We would support that, and we know that the applicant would fall in line and we haven't had any discussions which are contrary to that. Would it be connected in the future? I would hope so, but at this point, no.

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C/Hennis: Because I think it would relieve a lot of the residents along Sailor Place... those items they might have, or traffic issues they might have in the future. Which leads me to one more thing that I wanted to get clarification on: It appears that the property directly to the south of the development, I'm only looking at the aerial photograph, but it kind of has an access down off that dirt road between Les Schwabb and the property. Is that the properties only access, because it appears that this property will be cutting that off.

Troy Behunin: No, it will not be cutting it off.

C/Wierschem: Would you mind approaching? So looking at this, but it goes right through... *-inaudible-*

Troy Behunin: It might appear that way, but this map is an aerial... *-inaudible-*

C/Hennis: Ok. Just wanted to make sure. Because they're going to be putting their development on their property which has to be surveyed anyway. So... ok.

C/Wierschem: While you're up here, have we had any discussion with the Kuna School District if this is a pick-up for the children that are in the 11 homes or whatever is this going to remain the same for the 28 homes? Is there going to be some sort of a pull-out or?

Troy Behunin: That's a very good question. The school district at the beginning of this project was sent a packet along with everyone else just like all the other agencies. They had a chance to respond and we didn't receive any response from them.

C/Wierschem: Has the applicant had any discussion with them?

Alex MacDonald: We have not. We did speak with some representatives at the preliminary meetings, not with any of the school district representatives; with the Kuna Police. It is our intention to keep the children safe. There are some ways to make sure that the kids are safe and we can certainly work with the school district to ensure that it's best for them. So that's something that we'll remain in communication with the city about.

C/Wierschem: Ok.

Troy Behunin: It's my understanding that the property with the access also has access on Sailor as well so that is not their only exclusive access.

C/Hennis: Ok. Perfect. Thank you.

Troy Behunin: Perhaps it would be something that could be recommended that the school district take a look at this and maybe something conceived with the cul-de-sac because the cul-de-sac has the proper radius for a fire engine. And if it's big enough for a fire engine, it's big enough for a school bus.

C/Hennis: Ok. I'm done.

C/Young: Any other questions, comments, or concerns?

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C/Hennis: There is a design review, what about the materials that will be used for houses?

C/Young: As far as house go, we don't look at houses themselves, just the landscaping and the subdivision itself.

C/Hennis: Oh, ok. That's right.

C/Young: Ok.

Inaudible Commission discussion

Troy Behunin: I'm sorry, we can't hear you Stephanie.

C/Wierschem: I was just asking if he could help me locate on this map, where the stub street for the property owner in question.

C/Hennis: Well, what I was wondering is this looks like a well-used right-of-way and I wanted to make sure that wasn't the proper access and they said the stub street... which is hooked up with the driveway.

C/Young: You can also see that they've tried to show this as tapered off so that the property line that follows along this link that still gives access to it.

Troy Behunin: One that that I did notice in the packets that did slip out was the letter from the city forester. She recommended different trees and I have a copy of the letter here. I didn't realize that it had fallen out.

C/Hennis: I have nothing else.

C/Young: Ok, well if there's no further discussion, we'll stand for a motion.

C/Wierschem: So before we do that, can we recommend that the applicant work with the Kuna School District or which is actually the Kuna 'bus barn' ... *-inaudible-* ...but the district doesn't actually oversee that.

C/Hennis: Really?

Commission discussion *-inaudible-*

C/Wierschem: I was just saying that before we make a recommendation, I want to make sure that the Kuna School District, that the correct person is contacted and it would be the Kuna Bus Barn.

C/Hennis: Mr. Chairman, I move to approve the 14-01-S and the 14-01-DR for the Sailor Shores Meadows Subdivision with the conditions of approval outlined in the staff report, and that the applicant contact the Kuna School District and Bus Barn and look into a better plan for the bus pick-up for the school kids.

C/Young: Is there a second?

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C/Wierschem: Second.

C/Young: Ok, just a point of discussion on the motion, would we also want to include the city forester comments and modifying the landscape plan along with the schedule of trees, whereas the applicant would be required to provide a barrier at the stub street to the west of the development?

C/Hennis: Ok, then I amend my recommendation for approval to include the barricades outlying the west side of Sailor Shores Way to prevent access to the neighboring property. Also to work with the city forester on the recommendation of choosing an alternate species of evergreens as outlined in the letter.

C/Young: Is there a second on the amended motion?

C/Wierschem: I second.

*Commissioner Hennis motioned to approve **14-01-S and 14-01-DR** with the amended conditions as stated; Commissioner Wierschem seconds, all aye and motioned carried 3-0.*

4. DEPARTMENT REPORTS:

None

5. CHAIRMAN / COMMISSIONER DISCUSSION:

C/Young thanked everyone who gave testimony because they honestly do listen to it and it does make a difference.

6. ADJOURNMENT:

*Commissioner Hennis motions to adjourn at 7: 13 **pm**; Commissioner Weirschem Seconds, all aye and motion carried 3-0.*

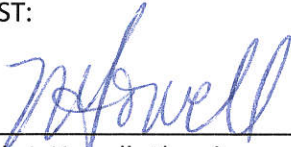
**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, June 10, 2014**



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department